

RESOLUTION

ROCK COUNTY BOARD OF SUPERVISORS

Public Works Committee
INITIATED BY

Public Works Committee
SUBMITTED BY



Ronald D. Burdick
Airport Director
DRAFTED BY

April 13, 2015
DATE DRAFTED

Amending the 2015 Airport Budget for Restaurant Improvements

1 WHEREAS, Rock County, owns and operates an airport known as the Southern Wisconsin
2 Regional Airport; and

3
4 WHEREAS, the airport terminal building underwent a major three-year renovation during
5 which the space designated for a restaurant was gutted, expanded and upgraded in regards
6 to electrical rough-ins, HVAC, and plumbing, without completing interior wall coverings
7 (gray box condition); and

8
9 WHEREAS, in February 2015 the airport put out a request for proposal seeking a new
10 restaurant tenant and received no responses; and

11
12 WHEREAS, it has been determined that by completing the interior walls (white box
13 condition) it would significantly reduce start-up costs and make the space more enticing to
14 a potential tenant; and

15
16 WHEREAS, it is estimated to cost approximately \$75,000 to take the current "gray box"
17 condition of the restaurant space to the "white box" condition which will attract potential
18 tenants.

19
20 NOW THEREFORE BE IT RESOLVED, that the Rock County Board of Supervisors,
21 duly assembled this 14 day of May, 2015, does hereby approve and
22 authorize upgrading the current condition of the airport terminal building restaurant space
23 to attract potential tenants, and amend the Airport's 2015 budget as follows:


<u>ACCOUNT/DESCRIPTION</u>	<u>BUDGET</u> <u>4/13/15</u>	<u>INCREASE/</u> <u>(DECREASE)</u>	<u>AMENDED</u> <u>BUDGET</u>
<u>Source of Funds</u>			
41-4453-4454-41501 Prior Years Sales Tax Revenue	0	75,000	75,000
<u>Use of Funds:</u>			
41-4453-4454-67200 Capital Improvements	20,000	75,000	95,000

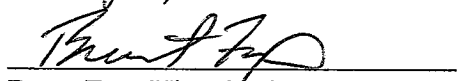
15-5A-289

Amending the 2015 Airport Budget for Restaurant Improvements
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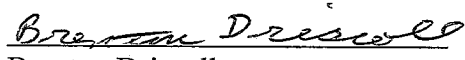
Respectfully submitted,


PUBLIC WORKS COMMITTEE


Betty Jo Bussie, Chair


Brent Fox, Vice Chair

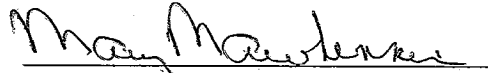

Eva Arnold


Brenton Driscoll


Rick Richard


FINANCE COMMITTEE ENDORSEMENT

Reviewed and approved on a vote of 4-0


Mary Mawhinney, Chair

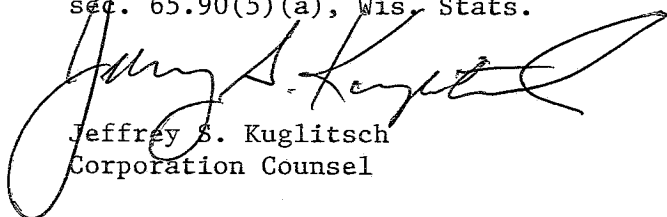
FISCAL NOTE:

This resolution approves using up to \$75,000 in Sales Tax revenue to upgrade the airport terminal building restaurant space.


Sherry Oja
Finance Director

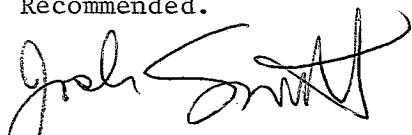
LEGAL NOTE:

The County Board is authorized to take this action pursuant to §§ 59.01 & 59.51, Wis. Stats. As an amendment to the adopted 2015 County Budget, this Resolution requires a 2/3 vote of the entire membership of the County Board pursuant to sec. 65.90(5)(a), Wis. Stats.


Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.


Josh Smith
County Administrator

EXECUTIVE SUMMARY
FOR
RESOLUTION
AMENDING THE 2015 AIRPORT BUDGET
FOR
RESTAURANT IMPORVEMENTS

Over the last three years the airport's general aviation terminal building has under-gone major renovations. The State of Wisconsin, Bureau of Aeronautics provided 80% of the funds for the project. Part of the terminal renovation included gutting the old restaurant and adding a small addition to the kitchen/prep area, but leaving the walls, ceiling and floor uncovered leaving the facility in a "gray box" form. Basic improvements, including a new heating and cooling system, upgraded electrical, and plumbing rough-ins were part of the project.

In an attempt to lease the "gray box," request for proposals were solicited in February of this year. Although a handful of potential tenants attended a walk through, no proposals were received. In discussions with the Public Works Committee, the major item working against us is the startup cost.

The resolution before you allows us to take the current space from a "gray box" to a "white box" concept by covering the walls, extending electrical circuits, and installing a suitable business entrance, thus reducing that startup cost.

Respectfully Submitted,

Ronald D. Burdick
Airport Director